



**FREDERICK COUNTY PLANNING COMMISSION**  
**May 11, 2016**

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**TITLE:** **Wedgewood West Buildings A & B**

**FILE NUMBER:** **SP-13-04 (AP 16058, APFO 16059, FRO 16060)**

**REQUEST:** **Site Development Plan Approval**  
The Applicant is requesting approval of a site development plan amendment to add a fenced storage area behind Building "B", to remove buildings "G", "H", and "I" and associated retail uses, and replace with 71,818 square feet of additional warehouse use in Building "A".

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Situated along New Design Road at the intersection of English Muffin Way Extended

**TAX MAP/PARCEL:** Tax Map 86, Parcel 6

**COMP. PLAN:** Limited Industrial

**ZONING:** Mixed Use Development (MXD)

**PLANNING REGION:** Adamstown

**WATER/SEWER:** W-3/S-3

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Matan Acquisitions, Inc.

**OWNER:** YBC Investors, LLC

**ENGINEER:** Harris, Smariga & Associates, Inc.

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Tolson DeSa, Principal Planner II

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

Exhibit 1-Wedgewood West Buildings A&B Site Rendering  
Exhibit 2-Wedgewood West MXD Parking Space Modification Request  
Exhibit 3-Wedgewood West MXD Loading Space Modification Request

# STAFF REPORT

## ISSUE

### Development Request

The Applicant is requesting approval of a site plan amendment to add a fenced storage area behind Building “B”, to remove buildings “G”, “H”, and “I” and associated retail uses, and replace with 71,818 square feet of additional warehouse square footage in Building “A”. The plan also proposes a new property line between the two parcels along the centerline of the adjoining shared drive (Tennison Drive Extended).

Approximately 3.71 acres of Wedgewood West will be added to Wellington II, while approximately 0.15 acres of Wellington II will be added to Wedgewood West for a total of 49.42 acres on Wedgewood West, and 8.364 acres on Wellington II. All of the above land transfer activities will occur via a submitted Addition Plat (AP 16071) that is currently being reviewed by Staff.

The proposed use is being reviewed as a “Mixed Use Development” land use under §1-19-10.500.7 in the Zoning Ordinance and is a principal permitted use in the Mixed Use Development (MXD) Zoning District subject to site development plan approval.

All applicable conditions of the previously approved site plan (AP 15870) apply to this plan. This plan is only being reviewed for 71,818 square feet of changes to Building “A”, the fenced storage area behind Building “B”, and the new property line along the centerline of the adjoining shared drive, (Tennison Drive Extended).

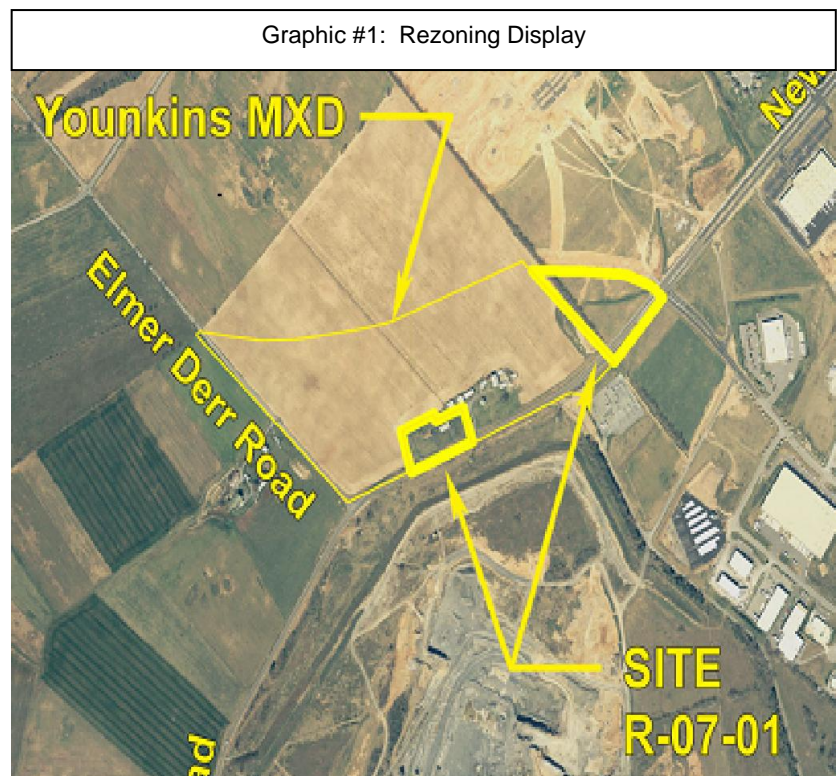
## BACKGROUND

### Development History

**Re-Zoning History:** On November 16, 2008 the Board of County Commissioners (BOCC) granted rezoning case #R-05-07 for the reclassification of (50.61 acres) from Agricultural to MXD, which is a floating zone as described in Ordinance #06-40-436. A companion Planned Unit Development portion (located immediately to the north) was also rezoned in 2006. Together the MXD and PUD site originated from a property known as the ‘Younkins Farm’.

On March 4, 2008 the BOCC granted rezoning case #R-07-01 (Ordinance #08-10-486) for the reclassification two parcels that adjoin this subject parcel, see Graphic #1. These adjoining parcels were subject to separate Phase II applications.

On May 14, 2008 the Frederick County Planning Commission (FCPC) approved (AP 6368) for the Wedgewood West Combined Phase II Execution Phase (Land Use, Preliminary Subdivision & Site Plan Approvals), for 444,470 square feet of warehouse and 78,436 square feet of office, and 76,070 square feet of retail/commercial on two lots.



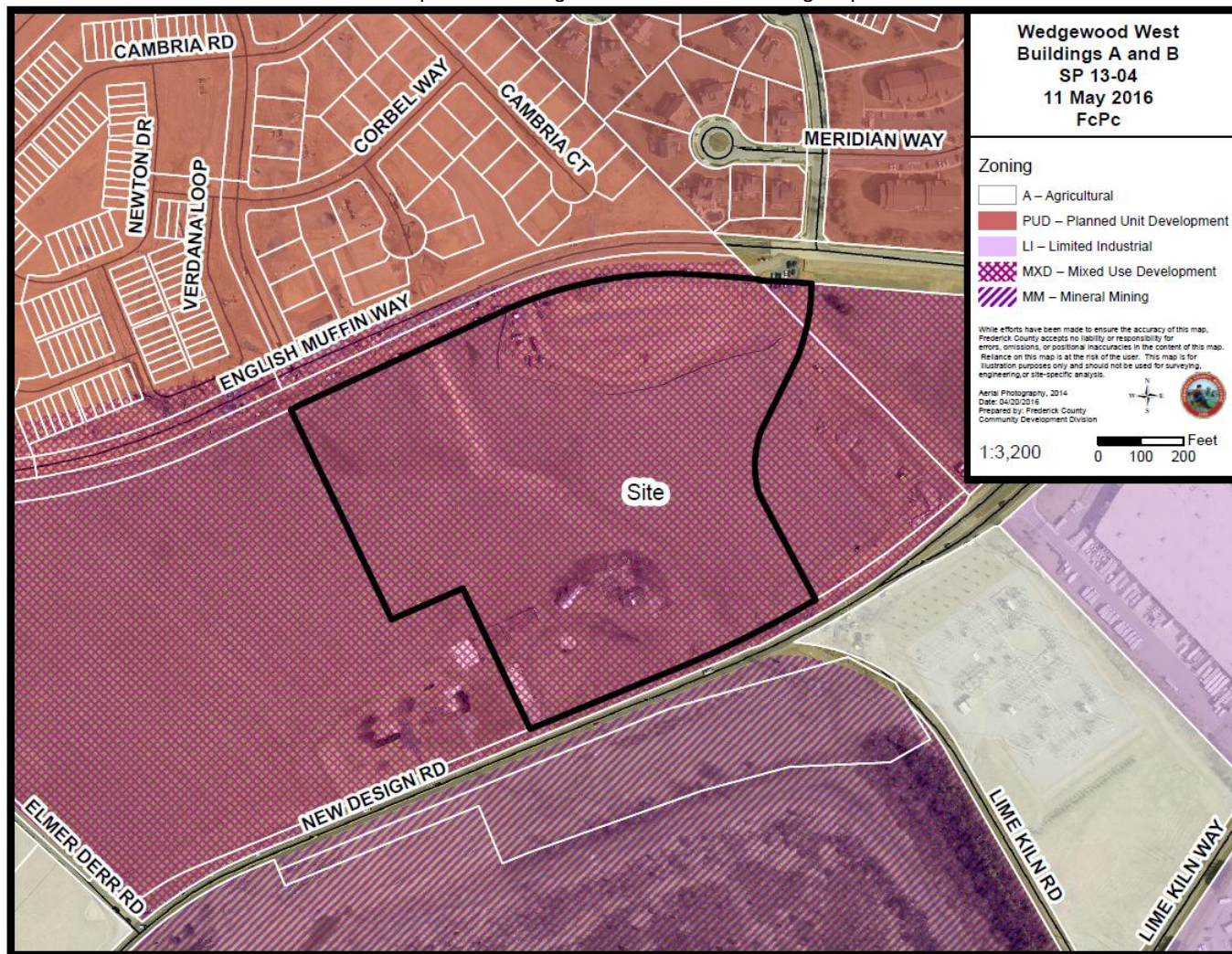


The Applicant has complied with all Phase 1 conditions of approval per #R-05-07 as well as #R-07-01 at the time of the approval of the Wedgewood West Combined Phase II Execution Phase. On October 30, 2015 a Preliminary Plan revision was approved in order to combine the two lots into one 53.76 acre lot. The current proposed Site Development Plan reflects 49.74 acres for Parcel 6 (Wedgewood West). The 45.40 acres will result from the recordation of an Addition Plat (AP 16071) that has been submitted in conjunction with this application as well as the Site Development Plan for the Spring Arbor Assisted Living Facility (AP 16063) to be located on adjacent Parcel 267. The Addition Plat will add 3.71 ac of Parcel 6 (Wedgewood West) to Parcel 267 (Spring Arbor) and add .15 ac of Parcel 267 to Parcel 6.

### Existing Site Characteristics

The site is currently zoned Mixed Use Development (MXD), with previously approved Buildings “F” and “B” are currently under construction, see Graphic #2 below.

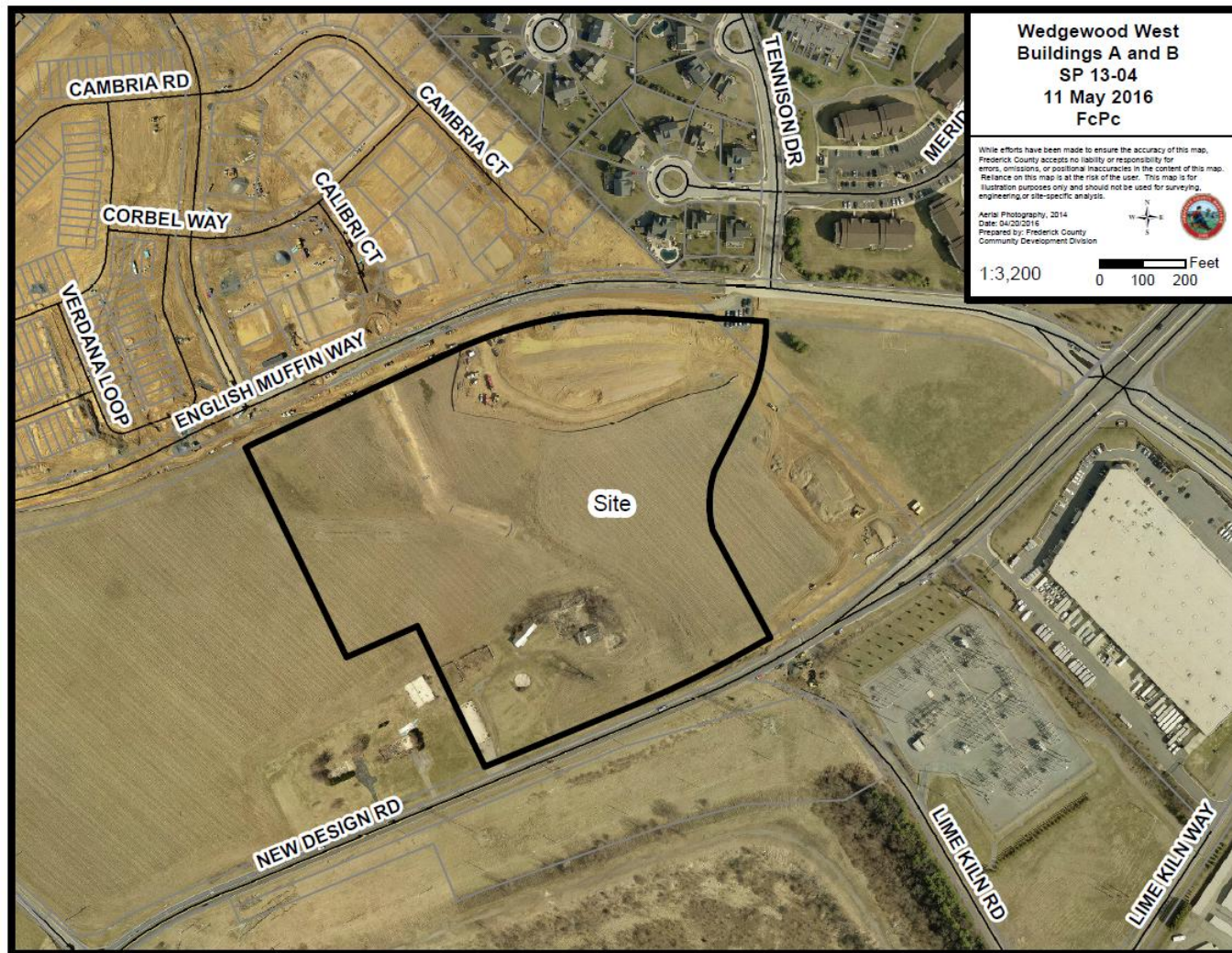
Graphic #2: Wedgewood West MXD Zoning Map





The properties to the north of the site are zoned PUD and constructed with the Manors at Ballenger Creek (Younkins PUD) and Wellington Trace residential subdivisions. The property to the south of the site is zoned Mineral Mining and developed with the Essroc Quarry. The property immediately to the east is also zoned MXD and is the subject of a current site development plan requesting approval for the Spring Arbor Assisted Living Facility. Properties beyond New Design are zoned Limited Industrial and are developed with various limited industrial buildings and uses. The properties to the west are vacant agricultural lands with working farms. See Graphics 2 & 3.

Graphic #3: Wedgewood West MXD Aerial



## ANALYSIS

### Summary of Development Standards Findings and Conclusions

The main issues associated with this site plan are the processing of an addition plat (AP 16071) in conjunction with this application and the current proposed Site Development Plan for the Spring Arbor Assisted Living Facility (to be located on Parcel 267 – Wedgewood Wellington II). The addition plat will add 3.71 acres of Wedgewood West to Wedgewood Wellington II (Spring Arbor), while approximately 0.15 acres of the Wedgewood Wellington II (Spring Arbor) will be added to Wedgewood West resulting in a total of 45.40 acres on Wedgewood West, and 8.364 acres on Wedgewood Wellington II. Staff also worked to ensure that the previously approved Phase 1 rezoning conditions were met as a part of this application. Separate Letters of Understanding were either created or amended to reflect the elements of the current proposals. Staff and the Applicant also worked on the design of Tennison Drive Extended in conjunction with the overall design and layout of the adjacent Spring Arbor Assisted Living Facility.

## Detailed Analysis of Findings and Conclusions

Site Development Plan Approval shall be granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

**Site Development §1-19-3.300.4 (A):** *Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.*

### Findings/Conclusions

1. **Dimensional Requirements/Bulk Standards §1-19-10.500.7.F.2:** *Setbacks and height.* Setbacks and height within the MXD shall be established by the Planning Commission at Phase II consistent with the general development standards as provided in § [1-19-10.500.9](#), reflecting the proposed development pattern and land use within the Phase I project concept plan or portion thereof, reflecting the location of the project within the county with consideration of the existing development pattern surrounding the proposed development, and consistent with the appropriate community and corridor plans.

The Applicant is proposing the following minimum setbacks; 40' front yard, 15' side yards, 30' rear yard, with a maximum building height of 38'. The setbacks proposed for Buildings "A" and "B" are consistent with the previously approved setbacks for Buildings "C" through "F". Therefore, Staff has no objections to maintaining the previously approved setbacks and height in accordance with §1-19-10.500.7.F.2.

2. **Signage §1-19-6.300:** The Applicant included and received approval for an industrial park sign package with the previously approved site development plan (AP 15870). As part of the current revision the Applicant has updated the calculation on Sheet 6 for Building "A". However, the signage calculation has been applied to the individual buildings rather than the total length of building frontages. Therefore prior to final signature approval the Applicant shall update the sign allotment summary on Sheet 6 based on the currently approved square footage allotments for buildings A-F while incorporating the change in size to Building A. The total square footage allotment for Buildings A-F shall be no more than 1703 square feet distributed proportionately among the buildings.

3. **Landscaping §1-19-6.400:** **Landscaping §1-19-6.400:** The Applicant has provided a landscaping plan for Building "A" and "B" on Sheets 3 and 4 respectively on the site plan. The landscaping plan proposes a mixture of evergreen and deciduous tree species in order to be compliant with the zoning ordinance as well as increase the aesthetic of the site and overall development. The site plans for Building "A" & "B" are previously approved site plans that Staff worked with the Applicant to bring into further compliance with the present design requirements of the Zoning Ordinance.

Along English Muffin Way the Applicant proposed 8 street trees while working around required public utility easements. The parking lot area was redesigned in order to further meet the 20% minimum parking lot canopy coverage; the Applicant has provided 23 parking lot canopy trees as well as several landscaped islands in order to reduce long rows of parking and to increase the parking lot landscaping. The parking lot for Building "B" was also modified to provide additional landscaping, the Applicant has provided 11 parking lot canopy trees, as well as 23 street trees along New Design Road. The proposed landscaping meets the requirements listed in §1-19-6.400 of the Zoning Ordinance.

There is a previously approved and recorded 50' wide FRO easement along the Building "A" English Muffin Way frontage. This buffer provides a substantial screening of the industrial

**Wedgewood Buildings A&B**

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buildings that are to be located across from the existing residential development the Manors at Ballenger Creek.

4. **Screening §1-19-6.400:** There is a previously approved and recorded 50' wide FRO easement along the Building "A" English Muffin Way frontage. This buffer provides a substantial screening of the industrial buildings that are to be located across from the existing residential development the Manors at Ballenger Creek.
5. **Lighting §1-19-6.500:** The Applicant has submitted Photometric Charts on Sheets 8 & 9 that show less than .5 ft. candle at points along the periphery of the site. In fact, the lighting levels for this entire site are appropriately modest, while providing minimal levels of security lighting.

The Applicant proposes all wall-mounted lights at a height not to exceed 24' in height as allowed by Zoning Ordinance. As required per section 1-19-6.500 of the Zoning Ordinance, the Applicant shall update lighting note 10 to state that lighting shall be designed and installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky. The proposed lighting meets the requirements listed in Z.O. §1-19-6.500.

6. **Mixed Use Development (MXD) Design Standards §1-19-10.500.7:** The proposed changes are under the new provisions of the MXD ordinance. This MXD is previously approved and currently under constructed, therefore Staff and the Applicant worked to bring the present proposal of Building "A" and "B" into further compliance with the new MXD regulations.

The overall proposal adheres to the Phase 1 conditions in regards to the overall use mix throughout Wedgewood West Building A-F. The total tract area is 53.76 acres, the acreage with the roads right-of-way dedication is 49.74 acres. The previously approved maximums are up to 20% open space, 45% commercial and 65% employment. The proposed land use percentages are as follows; 31.3% open space (15.57 acres), 16.8% commercial (8.36 acres), and 51.9% (25.81 acres).

**Transportation and Parking §1-19-3.300.4 (B):** *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

### **Findings/Conclusions**

1. **Access/Circulation:** All of the previously approved access points onto English Muffin Way and New Design Road will remain throughout this plan amendment. This plan proposes a new property line between the two parcels along the centerline of shared drive Tennison Drive Extended, a private road; however, the access point has remained unchanged.
2. **Connectivity §1-19-6.220 (F):** The overall design and connectivity is not proposed to be altered from the previously approved site plan. As previously designed, the MXD has a circular, perimeter parking lane that connects and encompasses the entire industrial park. Abundant internal looping exists so that there are no dead end pavement systems.

A large truck service-court (roughly 9.5 acres) is located in the center of the park. An effort was made to reduce the amount of paving to a minimum while still providing adequate, minimum truck turning radii. A center drive aisle has been provided that will facilitate truck access to/from/through the site, and which will help to separate truck traffic from automobile/employee traffic.



3. **Public Transit:** The Applicant has provided a 12'x 20' Transit bus stop location easement on the south side of future eastbound English Muffin Way, east of Tennison Drive Extended for a future TransIT stop along English Muffin Way. Currently, the closest TransIT stop is the Rt 85 Shuttle located within the Wedgewood Business Park. The future transit stop is to be constructed by Frederick County TransIT at the time it is deemed necessary based on service expansion.
4. **Vehicle Parking 1-19-6.220:** The previous approval on May 14, 2008 (AP 6368) for the Wedgewood West Phase II Execution Phase (Land Use, Preliminary Subdivision & Site Plan Approvals) noted a required 1,926 parking spaces for the entire site; the Applicant was approved to provide 901 parking spaces. As part of the previously approved plan, the Applicant provided characteristics of the proposed land use to support a parking calculation based on providing 1 employee parking space per 2002 square feet of building space and 1 company vehicle parking space per 21,027 square feet of building space. These ratios resulted in the proposed and approved 901 parking spaces.

As provided in section 1-19-6.220(A)(1) of the Zoning Ordinance, an increase or reduction in the number of required parking spaces may be granted by the Planning Commission where the applicant or Planning Commission authorized representative can demonstrate need based on characteristics of the proposed use, hourly parking demand studies published by the Institute of Transportation Engineers (ITE), or other documentation as approved by the Planning Commission. The same ratios were utilized to update the parking requirements for the current Site Development Plan based on the modifications to Building "A". The Applicant proposes a significant reduction in the number of warehouse and office parking from what would typically be required by Zoning Ordinance; the Applicant has provided an analysis. The requested reduction is based on the Applicant's analysis of the historic use-requirements of several of their previous warehouse developments, See Sheet 5 of the site plan.

The Applicant proposes that 15% of the building space will be used for office and 85% will be used for warehouse. Based on their rate of historic parking uses, only 329 parking spaces would be needed for the proposed Site Development Plan modification to remove buildings "G", "H", and "I" and replace with additional warehouse square footage on Building "A", and a fenced storage area behind Building "B".

Based on typical parking requirements within the Zoning Ordinance, the proposed modifications would require a total of 259 parking spaces for the proposed square footage of Building "A". The previously approved parking for Building "B" is proposed to remain unchanged.

Required parking would typically be calculated based on the following:

|  |                                       |            |
|--|---------------------------------------|------------|
| Warehouse  | 1 space per 1,000 sq.ft. of warehouse | (163)      |
| Office   | one per 300 sq. ft. of building       | (96)       |
| <b>Total per code</b>  |                                       | <b>259</b> |
| <b>Total Parking Required 259</b>  |                                       |            |
| <b>Total Parking based on previously approved land use characteristics</b> |                                       | <b>105</b> |
| <b>Total Parking Proposed</b>  |                                       | <b>228</b> |

Therefore, the target is 259 spaces, including 8 ADA accessible spaces. The Applicant has provided 228 spaces, including the 8 ADA spaces.

In accordance with §1-19-6.220.A.1, the Applicant has submitted a parking modification for a 31 space reduction from the target number of parking spaces. The Applicant cites land use characteristics associated with similar Warehouse/Office buildings throughout other existing developments, as a reason to justify the 31 parking space reduction (see Exhibit #2). Staff has no objection to granting this modification for the reduction of 31 spaces from the target parking number.

5. **Loading §1-19-6.210:** In accordance with §1-19-6.210.A, the proposed warehouse/office building “A” is required to provide 20 large loading spaces. The Applicant is proposing to construct 21 large loading spaces. Therefore in accordance with Zoning Ordinance §1-19-6.210.D, the Applicant has submitted a loading space modification request for one additional large loading space for Building “A” (see Exhibit #3). Staff has no objection to granting this modification for one additional large loading space.
7. **Bicycle Parking §1-19-6.220 (H):** The Applicant is required to provide a maximum of 10 bike racks; the Applicant has provided 10 bike racks. There is a chart on Sheet 5 which provides the allotment for the proposed bike racks. Each building will have two bike racks at the entrance, with the exception of “D” and “E”, which will each have one rack at the entrance.
8. **Pedestrian Circulation and Safety §1-19-6.220 (G):** Pedestrian circulation has remained very similar to the previously approved site plan. Sidewalks have been provided throughout this project connecting buildings to one another and to the parking fields that serve them. A very substantial sidewalk system (“pedestrian core”) connects a 1.1-acre green space with gazebo on the west end of the site to the east end of the site. Sidewalks and crosswalks are proposed on both sides of Tennison Drive Extended.

#### **Modifications:**

1. In accordance with §1-19-6.210.D, the Applicant has submitted a loading space modification to one extra loading space to Building “A”.
2. In accordance with §1-19-6.220.A.1, the Applicant has submitted a parking modification for a 31 space reduction from the target number of required parking spaces.

**Public Utilities §1-19-3.300.4 (C):** *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.*

#### **Findings/Conclusions**

1. **Public Water and Sewer:** The site is classified S-3/W-3 in the County’s Master Water and Sewerage Plan. Public water and sewer service is currently provided to the site. Water service is provided by a 16 inch line at the intersection of English Muffin Way and New Design Road. Proposed sewer will be connected to lines within New Design Road.

**Natural features §1-19-3.300.4 (D):** *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*



## **Findings/Conclusions**

1. **Topography:** The site slopes gently from New Design Road to English Muffin Way with a grade change of about 20 feet.
2. **Vegetation:** The site has been graded and cleared of any existing vegetation, Buildings “B” and “F” are currently under construction.
3. **Sensitive Resources:** Frederick County mapping indicates Flooding and Wet Soils (AfB) located within the Wedgewood West Industrial Park. On December 19, 2005 the Applicant contracted with Specialized Engineering for a Wet/Floodplain Soils Survey and Delineation Report for the entire Younkens Farm site (PUD and MXD). The report determined that there was no evidence of flooding or wet soils located on the site.
4. **Natural Hazards:** There are no natural hazards located on this site.

**Common Areas §1-19-3.300.4 (E):** *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

## **Findings/Conclusions**

1. **Proposed Common Area:** The Applicant proposes 15.57 acres of open space, which amounts to 31.5% of the MXD property, thus meeting the 20% minimum open space requirements. A 1.7-acre passive open space on the west end of the property provides outdoor lunch areas and a human focus area for the employees of this site.

## **Other Applicable Regulations**

**Stormwater Management – Chapter 1-15.2:** Stormwater management for the site shall comply with the 2000 Maryland Stormwater Manual Guidelines. The stormwater management, drainage pattern or hydrology was not altered from the previously approved plan. Improvement plans were reviewed and approved for the entire system at Wedgewood West MXD.

**Subdivision Regulations – Chapter 1-16:** Approximately 3.71 acres of Wedgewood West will be added to Wellington II, while approximately 0.15 acres of Wedgewood Wellington II (Spring Arbor) will be added to Wedgewood West for a total of 45.39 acres on Wedgewood West, and 8.364 acres on Wedgewood Wellington II (Spring Arbor). All of the above land transfer activities will occur via a submitted Addition Plat (AP 16071) that is currently being reviewed by Staff. The approval of the Wedgewood West Site Development Plan as proposed will be conditioned on the approval and recordation of the Addition Plat.

## **APFO – Chapter 1-20:**

The Frederick County Planning Commission and YBC Investors, LLC entered into a Letter of Understanding dated May 14, 2008, which was amended on December 10, 2014. As part of the current application, the Developer has modified the amount and mix of uses for the Wedgewood West MXD to remove Buildings G, H and I, and associated retail uses to be replaced with a larger Building A to be utilized as warehouse (with a maximum of 15% ancillary office typical). An APFO Exemption application (#16059) was submitted along with the current site plan. Per 1-20-8(A), this proposed development project is exempt from APFO further testing because the proposed revisions do not increase the density or intensity of the site, as it relates to trip generation. The current APFO approval is valid through May 14, 2020, at which time all APFO requirements must be satisfied in order to remain valid.

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**Schools:** Schools are not impacted because the development of the property is a non-residential use.

**Water and Sewer Improvements:** The Property is currently classified as S-3/W-3 in the County's *Master Water and Sewer Plan*. Public water and sewer is currently provided to the site. While the public sewer and water facilities are currently adequate to serve the project, the Developer recognizes that capacity is not guaranteed until purchased. APFO approval for sewer and water does not guarantee that plats will be recorded and building permits will be issued. Plat recordation and building permit issuance are subject to compliance with the Annotated Code of Maryland, Environment Article Section 9-512, et seq, and all applicable county regulations, including but not limited to Sec. 1-16-106 of the Frederick County Subdivision Regulations.

**Roads:** With the elimination of retail uses and the overall reduction of gross floor area of warehouse and manufacturing uses, a net reduction of trips would be generated as a result of this site development plan.

**Forest Resource – Chapter 1-21:** This development was subject to FRO. FRO mitigation for this development was provided in 2015 under AP 15517 via a combination of on-site planting/forest easement recordation and purchase of forest banking credits.

**Historic Preservation – Chapter 1-23:** There are no historic resources located on this lot

#### Summary of Agency Comments

| <b><i>Other Agency or Ordinance Requirements</i></b>           | <b><i>Comment</i></b>  |
|--|--|
| <b><i>Development Review Engineering (DRE):</i></b>            | Conditional Approval   |
| <b><i>Development Review Planning:</i></b>                     | Hold: Address all agency comment as the plan proceeds through to completion. |
| <b><i>State Highway Administration (SHA):</i></b>              | N/A  |
| <b><i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i></b> | Conditional Approval   |
| <b><i>Health Dept.</i></b>                                     | N/A  |
| <b><i>Office of Life Safety</i></b>                            | Conditional Approval   |
| <b><i>DPDR Traffic Engineering</i></b>                         | Approved   |
| <b><i>Historic Preservation</i></b>                            | N/A  |

## **RECOMMENDATION**

Staff has no objection to conditional approval of the site development plan amendment for Wedgewood West Building "A" and "B". If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval, or May 11, 2019.

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met:

1. Address all agency comments as the plan proceeds through to completion.
2. Prior to final signature approval of the Wedgewood West Building "A" & "B" Site Development Plan, the Wedgewood Wellington II (Spring Arbor) Addition Plat (AP16071) shall be recorded and the Liber Folio shall be listed on the Wedgewood West Building "A" & "B" Site Development Plan (SP-13-04, AP 16058).

3. Prior to final signature approval of Wedgewood West Building “A” & “B” Site Development Plan, the Applicant shall update lighting note 10 to state that lighting shall be designed and installed to be fully shielded. Lighting shall be directed downward to prevent glare and light trespass onto adjacent properties, roadways, and the nighttime sky.
4. Complete the requirements of the Wedgewood West MXD APFO LOU.
5. Planning Commission approval of the requested parking space modification in accordance with §1-19-6.220.A.1 to provide 228 parking spaces which is a 31 space reduction from the required 259 number of parking spaces.
6. Planning Commission approval of the requested loading space modification in accordance with §1-19-6.210.D to allow the Applicant has submitted a loading space modification to add one extra large loading space to Building “A”.

### **PLANNING COMMISSION ACTION**

#### **MOTION TO APPROVE**

I move that the Planning Commission **APPROVE** SP-13-04 AP 16058 **with conditions and modifications** as listed in the staff report for the proposed 71,818 square feet of additional warehouse square footage on Building “A” and a fenced storage area behind Building “B”, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



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April 26, 2016

Tolson DeSa  
Frederick County Development Review  
30 N. Market Street  
Frederick, MD 21701

Re: Parking Modification – Wedgewood West – Building A Site Plan  
Project Number 16058  
HSA Job No. 7353

Dear Tolson:

In accordance with our discussions, Planning Commission approval of the following parking modification is requested for the Wedgewood West Buildings A Site Plan. This modification requested only applies to building A, as the remainder of the plan was previously approved under AP #15870, and Building B meets the parking requirements under the previously approved plan and the proposed number of parking spaces for Building B does not change from that of the previously approved plan.

The modification is as follows:

1. Parking Modification – Section 1-19-6.220.(A)(1)  
The zoning ordinance requires 1 space per every 1000 sf of warehouse use, and 1 space per every 300 sf of office use. Based on the assumption of 85% warehouse use (163,124 sf), and 15% office use (28,787sf), the proposed building A would require **259 spaces**.

Code Parking Required  
Building A – 191,911 sf  
Warehouse – 163,124 sf / 1,000 = 163 spaces  
Office – 28,787 sf / 300 = 96 spaces  
Total Parking Required for Building A (per Code) = 259 spaces  
**Parking Provided for Building A = 228 spaces**

Historically, in data provided by Matan Companies, based on their experience with actual parking requirements for similar buildings, the number of spaces is relative to the number of employees rather than building size. Based on this historical information the parking requirements would be 1 space per every 2,002 sf of warehouse/office use, and 1 space per 21,027 sf for company vehicles, which would require **105 spaces**.

Historical Parking Required  
Building A – 191,911 sf  
Warehouse/Office – 191,911/2,002 = 96 spaces  
Company Vehicles – 191,911/21,027 = 9 spaces  
Total Parking Required for Building A (historically) = 105 spaces  
**Parking Provided for Building A = 228 spaces**



The proposed Building A proposes **228 parking spaces**, while below the code of **259 target spaces**, is well above the historical parking required of similar projects at **105 required parking spaces**.

In accordance with §1-19-6.220.A.1, the Applicant has submitted a parking modification for a 31 space reduction from the target number of parking spaces. The Applicant cites institutional knowledge of the parking requirements associated with similar Warehouse/Office buildings throughout other developments, as reasons to justify the 31 parking space reduction (see Exhibit #3).

Sincerely,



Jody Walker  
Designer

CC: Karl Morris

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April 25, 2016

Tolson DeSa  
Frederick County Development Review  
30 N. Market Street  
Frederick, MD 21701

Re: Loading Modification – Wedgewood West, Building A  
Project Number 16058  
HSA Job No. 7353

Dear Tolson:

In accordance with our discussions, Planning Commission approval of the following loading modification is requested for the Wedgewood Building A Site Plan. The modification is as follows:

1. Loading Modification – Section 1-19-6.210(B)  
The zoning ordinance requires 1 large + 1 additional large for each additional 10,000 sf or part thereof over 5,000 sf. Building A is proposed as a 191,911 sf building, therefore requiring 20 large loading spaces. 21 large loading spaces are proposed.

Due to anticipated users and to allow for flexibility in design and leasing of this space, an additional 1 large loading space, for a total of 21 large loading spaces is proposed.

Given these reasons it is requested that the Planning Commission approve the new proposed Wedgewood West Building A with 21 large loading space instead of the 20 large loading spaces required.

Sincerely,  
  
Jody Walker  
Designer

CC: Karl Morris

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